



Clarendon Park Road, Clarendon Park

£275,000 Freehold

A stylish 2-bed period terrace in Clarendon Park. Features 2 reception rooms, sleek breakfast kitchen, ground floor shower room, master en-suite, and a low-maintenance astro-turfed rear garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Reception Room One

14' 1" x 10' 10" (4.30m x 3.30m)

(Measurements into the bay) Double-glazed bay window to front elevation, cupboard housing meters, laminate flooring, TV point, inset ceiling spotlights, radiator.

Reception Room Two

11' 10" x 11' 6" (3.60m x 3.50m)

Double-glazed door to rear garden, understairs storage cupboard, laminate flooring, radiator.

Kitchen

13' 5" x 5' 7" (4.10m x 1.70m)

Feature double-glazed tall window to side elevation with breakfast bar, built-in sink with range of wall and base units with work surfaces over, built-in double oven and electric hob, built-in fridge and freezer, built-in shelving, inset ceiling spotlights, tall radiator.



Ground Floor Shower Room

5' 3" x 5' 3" (1.60m x 1.60m)

Double-glazed window to rear elevation, tiled shower cubicle, wash hand basin, low-level WC, extractor fan, tiled flooring, tall radiator.

First Floor Landing

Bedroom One

12' 10" x 11' 10" (3.90m x 3.60m)

Double-glazed window to rear elevation, built-in wardrobe, radiator, access to en-suite shower room.

En-Suite Shower Room

8' 6" x 5' 7" (2.60m x 1.70m)

Double-glazed window to rear elevation, tiled shower cubicle, low-level WC, wash hand basin, tiled walls, tiled flooring, heated towel rail.

Bedroom Two

13' 5" x 11' 10" (4.10m x 3.60m)

Double-glazed window to front elevation, radiator.

Front Garden

Walled front forecourt

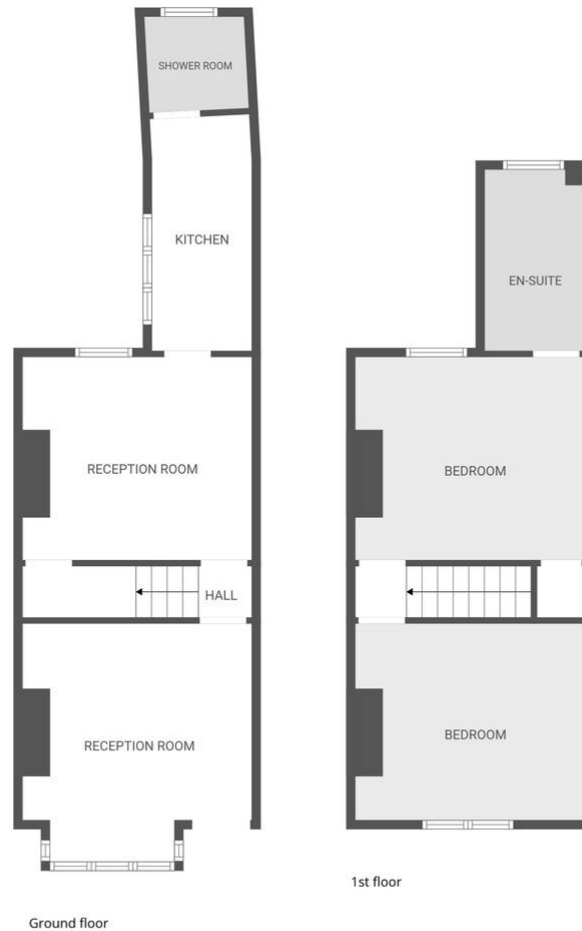
Rear Garden

Walled garden with decked area leading to AstroTurf rear garden, covered seating area, outside power supply, outside tap, gate to side access

Parking

Permit Parking Zones

The property is within a controlled parking zone. Buyers and tenants should make their own enquiries with the local council regarding permit availability and associated costs.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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